



LONG BEACH REDEVELOPMENT AGENCY

333 WEST OCEAN BOULEVARD, THIRD FLOOR • LONG BEACH, CA 90802 • (562) 570-6615 • FAX (562) 570-6215

Redevelopment Agency Status Report

April, May and June
2006

The mission of the Redevelopment Agency of the City of Long Beach is to improve blighted areas of Long Beach, revitalize neighborhoods, promote economic development and the creation of jobs, provide affordable housing and encourage citizen participation.

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CENTRAL

New Mark Twain Library

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: City of Long Beach Library Services
Developer Contact: Eleanor Schmidt – (562) 570-6016
Location: Northeast corner of Anaheim Street and Gundry Avenue.
Description: Demolish the existing improvements and construct an approximately 16,000 sq. ft. state-of-the-art library facility.
Estimate Start Date: May 2006
Estimate Cost: Approximately \$8.2 million
Financing Source: Public Library Construction and Renovation Bond Act Funding and Redevelopment Agency
Estimate Completion Date: Summer 2007

Current Status: The City received two bids for the project and has awarded the construction contract to Swinerton Builders. Construction is now underway.

Community Rehabilitation Industries (CRI) – Acquisition

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Community Rehabilitation Industries / Ability First
Developer Contact: Becky Tschirgi – (626) 396-1010
Location: Southwest corner of Anaheim Street and Walnut Avenue.
Description: Acquire CRI/Ability First facilities for future development.
Estimate Start Date: October 2005
Estimate Cost: \$2.1 million
Financing Source: Redevelopment Agency
Estimate Completion Date: Summer 2006

Current Status: The additional property owned by CRI at 1500 and 1501 East Anaheim Street has been appraised and a formal offer has been presented to the owner. Staff intends to close escrow in summer 2006.

CENTRAL (Continued)

Officer Daryle W. Black Memorial Park

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Long Beach Redevelopment Agency
Developer Contact: David S. White - (562) 570-5831
Location: 2023 Pasadena Avenue
Description: New 7,000 square foot neighborhood mini-park.
Start Date: Spring 2004
Estimate Cost: \$200,000
Financing Source: Redevelopment Agency
Completion Date: Spring 2005

Current Status: A memorial statue of Officer Daryle Black is being fabricated for installation in the park with proceeds from the Police Officer's Association. The Department of Parks, Recreation and Marine anticipates the dedication of the memorial statue in summer 2006.

Shoreline Gateway

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Jae Von Klug, Redevelopment Bureau -- (562) 570-6063
Developer: Anderson Pacific, LLC
Developer Contact: Jim Anderson – (310) 689-2300
Location: North side of Ocean Boulevard, generally between Atlantic Avenue and Alamitos Avenue.
Description: Mixed-use project with first floor commercial use and homes above.
Estimate Start Date: Unknown
Estimate Cost: Unknown
Financing Source: Unknown
Estimate Completion Date: Unknown

Current Status: Staff continues to work with Anderson Pacific, LLC to refine the development proposal for consideration by the Redevelopment Agency Board. An environmental consultant has been selected to conduct an Environmental Impact Report (EIR) for the project and is currently working on the draft EIR, which is scheduled to be released in early July 2006.

Central (Continued)

Atlantic Avenue and Anaheim Street

Staff Contact: Jamilla Vollmann, Redevelopment Bureau – (562) 570-6582
Developer: Unknown
Developer Contact: Unknown
Location: Southeast corner of Atlantic Avenue and Anaheim Street.
Description: Proposed mixed-use development site.
Estimate Start Date: Unknown
Estimate Cost: Unknown
Financing Source: Unknown
Estimate Completion Date: Unknown

Current Status: A master plan is being developed to determine how the Agency-owned property and the privately owned property will be developed in a coordinated and cohesive manner. A structural survey of the vacant hotel building has been conducted to determine the potential reuse of the building. An Exclusive Negotiating Agreement was approved by the Agency Board on April 24, 2006. The Agency and property owner are currently negotiating the terms of a development agreement.

Willmore Site Acquisition and Historic Home Relocation

Staff Contact: Jamilla Vollmann, Redevelopment Bureau – (562) 570-6582
Developer: Unknown
Developer Contact: Unknown
Location: Various vacant parcels in the Willmore District.
Description: Acquisition of vacant and under-utilized parcels for the relocation and rehabilitation of vintage residences.
Start Date: August 2005
Estimate Cost: Unknown
Financing Source: Redevelopment Agency
Estimate Completion Date: Ongoing

Current Status: On January 5, 2006, the Central Project Area Committee approved the acquisition of vacant parcels in Willmore City for the relocation of vintage homes. Site acquisition is scheduled to be completed in July 2006. A Request for Proposal is scheduled to be released in Fall 2006 for the successful rehabilitation of the vintage homes.

Central (Continued)

Menorah Senior Housing

Staff Contact: Jamilla Vollmann, Redevelopment Bureau – (562) 570-6582
Developer: Mehorah Housing Foundation
Developer Contact: Anne Friedrich – (310) 477-4942
Location: Northwest corner of Atlantic Avenue and Vernon Street.
Description: Development of a 66-unit affordable senior housing project.
Estimate Start Date: Winter 2006
Estimate Cost: \$14,700,000
Financing Source: Redevelopment Agency, Long Beach Housing Development Company and HUD 202 Funds
Estimate Completion Date: Fall 2007

Current Status: On January 5, 2006, the U. S. Department of Housing and Urban Development (HUD) announced that the project is to be awarded an \$8.2 million development grant from the HUD 202 Funding Program. The Planning Commission approved the Site Plan Review and entitlements on June 15, 2006. Stage III Design Review was approved by the Agency Board on June 26, 2006. Construction is scheduled to begin in summer 2007.

Faith Chapel Expansion

Staff Contact: Jamilla Vollmann, Redevelopment Bureau – (562) 570-6582
Developer: Faith Chapel Mortuary
Developer Contact: Latasha Company – (562) 436-1601
Location: 1879 and 1890 Atlantic Avenue.
Description: Purchase and develop Agency land located at 1890 Atlantic Avenue, and complete a façade remodel of the existing Mortuary at 1870 Atlantic Avenue.
Estimate Start Date: February 2006
Estimate Cost: \$80,000
Financing Source: Faith Chapel Mortuary and Redevelopment Agency
Estimate Completion Date: Spring 2006

Current Status: The project is complete and a Certificate of Completion is scheduled to be issued in July 2006.

Central (Continued)

Ronald McDonald House

Staff Contact: Jamilla Vollmann, Redevelopment Bureau – (562) 570-6582
Developer: TBD
Developer Contact: TBD
Location: Currently researching the viability of a site on the south side of Vernon Street west of Atlantic Avenue.
Description: Construct a Ronald McDonald House to provide housing for seriously ill children and their families while receiving treatment at a medical facility.
Estimate Start Date: TBD
Estimate Cost: TBD
Financing Source: TBD
Estimate Completion Date: TBD

Current Status: Staff is in discussions with Ronald McDonald House Charities of Southern California (Ronald McDonald) to identify the particular needs of a Ronald McDonald House to serve the Long Beach regional area. Staff is currently waiting for feedback from the Board of Ronald McDonald House Charities of Southern California and is working to collect usage and needs data for local hospitals, particularly Miller Children's Hospital. This information is being conveyed to Ronald McDonald House Charities of Southern California to better assess the specific needs of the proposed facility.

Officer Daryle Black Park Expansion/Holy Innocents Relocation

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Redevelopment Agency / Archdiocese of Los Angeles
Developer Contact: TBD
Location: Park Expansion - Northwest corner of Pasadena Avenue and East 20th Street.
Relocation Site – 190 W. Willow Street.
Description: Acquisition of the Holy Innocents Church site from the Archdiocese of Los Angeles, development of a replacement church for Holy Innocents, and expand Officer Daryle Black Park onto the acquired site.
Estimate Start Date: Mid 2006
Estimate Cost: Acquisition of Holy Innocents Church - \$2.5 million
Development of a replacement church - \$5 million
Financing Source: Redevelopment Agency and Archdiocese of Los Angeles
Estimate Completion Date: Late 2007

Current Status: An Exclusive Negotiation Agreement (ENA) and Memorandum of Understanding with the Archdiocese of Los Angeles (Archdiocese) have been executed for the acquisition of the existing church and development of the new facility. The Agency Board approved the ENA on March 27, 2006. Staff and the Archdiocese are currently negotiating the terms of an Owner Participation Agreement for the disposition and development of the new facility. Staff is facilitating the preparation of schematic elevations and site plans for the development of the new church with the Archdiocese.

Redevelopment Agency Status Report

Central
(Continued)

Renaissance Square – 2nd Floor Tenant Improvements

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Long Beach Redevelopment Agency
Developer Contact: David White – Redevelopment Bureau (562) 570-5831
Location: 1900 Atlantic Avenue – Renaissance Square.
Description: Construct second-floor tenant improvements for use as a satellite carrier transition center and a community center.
Start Date: October 2005
Estimate Cost: \$550,000
Financing Source: Redevelopment Agency
Estimate Completion Date: May 2006

Current Status: Construction of the second floor improvements is scheduled for completion in May 2006 and occupancy is expected in July 2006.

American Marketplace Development Site

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: TBD
Developer Contact: TBD
Location: Southwest Corner of Long Beach Boulevard and Anaheim Street.
Description: Proposed mixed-use in-fill development of a 14-acre site.
Estimate Start Date: Unknown
Estimate Cost: Unknown
Financing Source: Unknown
Estimate Completion Date: Unknown

Current Status: Combined Properties has withdrawn its proposal for the development of the American Marketplace. Due to private developer interest the acquisition activity has been suspended. Staff is working with the Department of Planning and Building to facilitate the development of three mixed-use projects on the site

Central
(Continued)

Willow and Caspian – Commercial Center Improvements (Big Saver Center)

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Willow Landmark LLC
Developer Contact: TBD
Location: 1500 West Willow Street.
Description: Façade and on-site improvements to the commercial center.
Estimate Start Date: Winter 2006
Estimate Cost: \$500,000
Financing Source: Redevelopment Agency and private financing
Estimate Completion Date: Summer 2006

Current Status: The Redevelopment Agency Board approved an Exclusive Negotiation Agreement (ENA) with Willow Landmark LLC in March 2006. The Owner Participation Agreement (OPA) has been approved and executed. Construction drawings are in the process of being developed.

Burnett Library Expansion Project

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Redevelopment Agency
Developer Contact: David White – Redevelopment Bureau (562) 570-5831
Location: Southwest corner of Hill Street and Atlantic Avenue.
Description: The pre-development phase of the proposed expansion of the Burnett Branch Library.
Start Date: Summer 2005
Estimate Cost: \$300,000
Financing Source: Redevelopment Agency
Estimate Completion Date: Winter 2005

Current Status: No action is currently being taken on this project.

Central (Continued)

Central Open Space Development

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: City of Long Beach Department of Parks, Recreation and Marine
Developer Contact: Dennis Eschen – (562) 570-3130
Location: See Below
Description: Strategy to develop new or expand existing open space opportunities in the Project Area.
Start Date: Ongoing
Estimate Cost: See below
Financing Source: Redevelopment Agency and the Department of Parks, Recreation and Marine
Estimate Completion Date: Continuous

Current Status: The Redevelopment Agency and the City Council have approved expenditures to acquire land and negotiations are underway.

Drake Park Expansion Project (\$2.5 million Redevelopment Agency contribution)

The acquisition of approximately 14 acres of land along the lower Los Angeles River currently owned by Union Pacific Railroad and LA County Metropolitan Transportation Authority is planned for the proposed development of the Drake/Chavez Greenbelt Project (Project). The Project proposes the creation of a tidal marsh habitat with the development of native shrub habitats, trail linkages and public access from adjacent neighborhoods. This plan would consist of opening a tidal connection to the Los Angeles River and accommodate public access at a relatively high level to provide enhanced opportunities for passive use and elementary education. The Property Services Bureau, on behalf of the Redevelopment Agency and the Department of Parks Recreation and Marine, is currently negotiating a purchase agreement. City Council approval to purchase the MTA portion (5.05 Acres) is scheduled for consideration in August 2006. Acquisition of the remaining portion owned by UPRR should be completed by December 2006.

Pacific Electric Bike Trail Project (\$1.8 million Agency contribution)

The acquisition of the undeveloped portions of the former Pacific Electric Railroad Right-of-Way from Martin Luther King, Jr. Boulevard to Walnut Avenue is planned for the development of the proposed Pacific Electric Railroad Right-of-Way Bike Trail Project. City Council approval has been obtained and a purchase agreement has been executed for the property between Walnut and Orange Avenues. Acquisition of this portion will be completed in July 2006. Property Services is still in negotiations for the property between Walnut Avenue and Martin Luther King Jr. Boulevard.

Central
(Continued)

15th Street and Alamitos Avenue Open Space Development/Intersection Improvements

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Long Beach Redevelopment Agency
City of Long Beach Department of Parks, Recreation and Marine
City of Long Beach Department of Public Works
Developer Contact: Not Applicable
Location: Northeast corner of 15th Street and Alamitos Avenue.
Description: The acquisition of property for the development of open space and intersection improvements.
Start Date: Spring 2006
Estimate Cost: \$500,000 (acquisition only)
Financing Source: Redevelopment Agency
Estimate Completion Date: Winter 2007

Current Status: The subject has been acquired by the Redevelopment Agency. Preliminary plans are being developed for the intersection improvements and open space components by the Departments of Public Works and Parks, Recreation and Marine respectively.

Pacific Coast Highway and Atlantic Avenue – Intersection Improvements

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Long Beach Redevelopment Agency
City of Long Beach Department of Public Works
Developer Contact: Not Applicable
Location: Southeast corner of Pacific Coast Highway and Atlantic Avenue.
Description: The acquisition of property to install a right-turn lane to relieve traffic congestion and the development of a public art component.
Start Date: January 2006
Estimate Cost: \$1 million (acquisition only)
Financing Source: Redevelopment Agency
Estimate Completion Date: Spring 2006

Current Status: An offer was presented to the property owner in January 2006. Negotiations for the acquisition continue.

Central
(Continued)

Martin Luther King Median Island

Staff Contact: David White, Redevelopment Bureau – (562) 570-5831
Developer: Long Beach Redevelopment Agency
City of Long Beach Department of Public Works
Developer Contact: Not Applicable
Location: Martin Luther King Jr. Boulevard between Pacific Coast Highway and 20th Street
Description: The acquisition of property to install a right-turn lane to relieve traffic congestion and the development of a public art component.
Start Date: April 2006
Estimate Cost: \$500,000
Financing Source: Redevelopment Agency
Estimate Completion Date: Winter 2007

Current Status: Initial survey work has been completed. Preparation of the design and engineering documents are underway. A community meeting will be scheduled in July 2006 to notify affected residents and business.

West Gateway Residential Development – Site No. 1

Staff Contact: Jae Von Klug – Redevelopment Bureau (562) 570-6063
Developer: Jamboree Housing Corporation
Developer Contact: Lawrence Herman – (949) 263-8676, Ext. 107
Beth Weinstein – (949) 263-8676, Ext. 114
Location: Between 3rd and 4th Streets and Golden and Maine Avenues.
Description: 64 affordable housing units available to very-low income families.
Start Date: September 2005
Estimate Cost: \$24.8 million
Financing Source: Public/Private – to be determined
Estimate Completion Date: Early 2007

Current Status: Construction is underway.

CENTRAL
(Continued)

West Gateway Residential Development – Site No. 9

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: The Olson Company
Developer Contact: Ben Besley, The Olson Company – (562) 370-2290
Location: Between Broadway and 3rd Street and Maine and Daisy Avenues.
Description: 195 for-sale condominiums, town homes and live-work units.
Estimate Start Date: Fall 2006
Estimate Cost: Unknown
Financing Source: Public/Private – to be determined
Estimate Completion Date: 2008

Current Status: Acquisition is being completed on this block. Construction is expected to begin in 2006. The Environmental Impact Report was certified by the Redevelopment Agency in July 2005. The project is in Stage III of design review.

West Gateway Residential Development – Site No. 10

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Lennar South Coast Homebuilding
Developer Contact: Chris Piche, Lennar South Coast Homebuilding – (949) 349-8158
Location: Between Broadway and 3rd Street and Daisy and Magnolia Avenues.
Description: 185 for-sale condominiums, town homes and live-work units.
Estimate Start Date: Spring 2007
Estimate Cost: Unknown
Financing Source: Public/Private – to be determined
Estimate Completion Date: 2008

Current Status: Acquisition is being completed on this block. Construction is expected to begin in 2007. The Environmental Impact Report was certified by the Redevelopment Agency in July 2005, and the project is in Stage III of design review.

CENTRAL
(Continued)

Wrigley Village Streetscape Enhancement Master Plan

Staff Contact:	David White, Redevelopment Bureau – (562) 570-5831
Developer:	Long Beach Redevelopment Agency
Developer Contact:	Unknown
Location:	Pacific Avenue between Pacific Coast Highway and Willow Street.
Description:	The development of a streetscape master plan for Wrigley Village which examines streetscape improvements such as landscaping, pedestrian street lighting, median landscaping, and façade improvements.
Start Date:	Fall 2006
Estimate Cost:	Unknown
Financing Source:	Redevelopment Agency
Estimate Completion Date:	Unknown

Current Status: Request for Proposal has been released. Proposals are expected in Summer 2006.

DOWNTOWN

Genesis Realty (350 E. Ocean) Residential Project (Aqua)

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Genesis Real Estate Group
Developer Contact: George Medak - (562) 597-2077
Location: 350 E. Ocean Boulevard at Linden Avenue
Description: Two 17-story towers with 556 residential units.
Start Date: 2003
Estimate Cost: \$100 million
Financing Source: Private
Estimate Completion Date: May 2006

Current Status: A certificate of completion has been issued for this project and residents are moving in.

The Park at Harbor View (300 W. Ocean Blvd.) Residential Development

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Camden Development
Developer Contact: Rick Holcomb - (949) 629-3300
Location: South of Ocean Boulevard, west of Pine Avenue, across from the Long Beach Convention Center (Pike Property).
Description: Development of 538 apartments, 246 condominiums, a 500-room hotel, related retail and office space.
Start Date: Phase I completed
Estimate Cost: \$250 million
Financing Source: Private
Estimate Completion Date: Summer 2004 (Phase I)

Current Status: Construction has been completed on Phase I, which includes 538 luxury apartments in six buildings and 20,000 square feet of retail space. The complex includes a two-level, 1,500-space semi-subterranean parking garage. The revised Phase II condominiums are currently undergoing review for new Planning approvals. Phase III is approved for a hotel project.

DOWNTOWN

(Continued)

CityPlace Retail and Residential Development

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Shooshani Developers, LLC
Developer Contact: Janice Schuerman – (562) 252-2798
Location: Includes former Long Beach Plaza and International School sites, generally bounded by 3rd Street on the south, Pine Ave. on the west, 6th St. on the north and Elm St. on the east. Long Beach Blvd. bisects the site.
Description: Development includes 454,000 sq. ft. of retail and up to 332 residential units.
Plaza Site
125,500 sq. ft. discount retailer (Wal-Mart); 140,000 sq. ft. of general street level retail; 221 apartments.
International School Site
58,000 sq. ft. Albertsons; 15,000 sq. ft. Sav-On drug store; 11,000 sq. ft. general retail; 72 condominium units.
The project incorporates the former mall parking structure (2,400 spaces) into the project.
Start Date: 2002
Estimate Cost: \$75 million
Financing Source: Private and \$18 million City and Agency assistance
Estimate Completion Date: Major Mall Retail (Completed - Fall 2003); PCS Apartments (Completed - Summer 2004); 4th and Elm Condominiums Under Construction (Late 2006)

Current Status: All retail buildings and off-site improvements are substantially complete. The apartments and retail on Pine Avenue have been completed. Construction on the 4th and Elm condominiums is currently underway. The Redevelopment Agency will be purchasing the 3rd Street site on either side of the historic WPA Mosaic Mural and developing it as an open space plaza as part of The Promenade pedestrian right-of-way improvements.

Hotel Esterel (Formely D'Orsay)

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Long Beach Plaza Associates
Developer Contact: Alain M. Sarfatti - (562) 590-7515
Location: 201 Promenade (Broadway and Promenade).
Description: 155-room, 6-story hotel with 8,875 sq. ft. of retail and restaurant space, and 3,000 sq. ft. of meeting space.
Estimate Start Date: Fall 2006
Estimate Cost: \$35 million (not including land)
Financing Source: Private
Estimate Completion Date: 2007

Current Status: The developer decided to retain the project as a boutique hotel. Planning entitlements are being processed and construction drawings are underway.

DOWNTOWN

(Continued)

Edgewater on Ocean

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: James Ratkovich & Associates, Inc.
Developer Contact: James Ratkovich – (626) 795-5087
Location: 100 E. Ocean Boulevard, corner of Ocean and Pine Avenue and 207 Seaside Way.
Description: 22-story high-rise residential development (155 residential condominium units; 7,500 sq. ft. of retail space; and a 10,500 sq. ft. spa).
Estimate Start Date: Fall 2006
Estimate Cost: Unknown
Financing Source: Private
Estimate Completion Date: 2008

Current Status: The project is fully entitled and construction should begin this year.

Insurance Exchange Residential Lofts

Staff Contact: Barbi Clark, Redevelopment Bureau – (562) 570-6710
Developer: Dan Peterson
Developer Contact: Dan Peterson – (310) 323-3155
Location: The Promenade at Broadway
Description: Fourteen for-sale loft condominiums plus 11,500 sq. ft. of commercial space.
Start Date: Under Construction
Estimate Cost: \$5,000,000
Financing Source: Private and \$455,000 City Historic Rehabilitation Loan
Estimate Completion Date: Year End 2006

Current Status: Residential construction is complete and a Certificate of Occupancy for the residential units was issued in September 2005. Construction on the first floor restaurant, Quenton's, and the basement tavern, The Cellar, will begin in summer 2006. Completion of the restaurant space is anticipated by the end of 2006.

DOWNTOWN

(Continued)

Cedar Court Project

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: 245 West Broadway LLC
Developer Contact: David Kubit – (562) 435-6166
Location: 3rd Street between Pacific Avenue and Cedar Avenue.
Description: Development of parking for the former State Office Building and residential units.
Estimate Start Date: 2006
Estimate Cost: Approximately \$17 million
Financing Source: Private
Estimate Completion Date: 2008

Current Status: The developer received Stage III design approval for construction of a parking structure incorporating residential units for the parcel, currently improved with a surface parking lot. There will be approximately 94 units in the building. He has also received the City's Zoning changes and entitlements needed for the project. Construction drawings are now underway.

West Ocean, Long Beach

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Intracorp
Developer Contact: Sales Office – (562) 436-2326
Location: 400 West Ocean Boulevard
Description: Construction of two condominium towers with 246 residential units.
Estimate Start Date: 2005
Estimate Cost: Unknown
Financing Source: Private
Estimate Completion Date: Tower 1 – 132 Units (Summer 2006); Tower 2 – 114 Units (Fall 2006)

Current Status: Construction is underway. Tower 1 will have 132 units in 29 floors and Tower 2 will have 114 units in 20 floors. Retail space totaling 3,569 square feet will be on the project's street level.

DOWNTOWN

(Continued)

City Hall East Request for Proposals

Staff Contact: Amy Bodek, Project Development – (562) 570-6479
Developers: Grand Prix Place, LLC
The Lee Group/ Kensington Holdings
Developer Contact: N/A
Location: 100 Long Beach Boulevard, City Hall East Building.
Description: Requests for development proposals have been issued for projects on selected parcels between 1st Street and 3rd Street on both sides of Long Beach Boulevard.
Estimate Start Date: July 2006
Estimate Cost: None
Financing Source: None
Estimate Completion Date: Unknown

Staff Contact: Amy Bodek, Project Development – (562) 570-6479
Developers: Williams & Dame Development
Toll Brothers
Developer Contact: N/A
Location: Art Exchange/Broadway Block
Description: Requests for development proposals have been issued for projects on selected parcels between 1st Street and 3rd Street on both sides of Long Beach Boulevard.
Estimate Start Date: Unknown
Estimate Cost: Unknown
Financing Source: Unknown
Estimate Completion Date: Unknown

Staff Contact: Jae Von Klug– (562) 570-6063
Developers: Toll Brothers
Urban Growth/ The Related Company
Developer Contact: N/A
Location: MTA Block
Description: Requests for development proposals have been issued for projects on selected parcels between 1st Street and 3rd Street on both sides of Long Beach Boulevard.
Estimate Start Date: Unknown
Estimate Cost: None
Financing Source: None
Estimate Completion Date: Unknown

Current Status: On April 18, City Council approved entering into a Memorandum of Understanding's (MOU's) with the Lee Group/Kensington Holdings and Grand Prix Place to negotiate the sale of City Hall East Building (100 Long Beach Blvd.) to determine the best offer for the City. The Redevelopment Agency approved entering into MOU's with Toll Brothers and Urban Growth/Related Company on April 24, for the MTA Block. In August 2006, staff will recommend to the Redevelopment Agency and the City Council that both entities enter into joint MOU's with William's and Dame Development and Toll Brothers for further negotiations. Negotiations will now be on a block-by-block basis.

Redevelopment Agency Status Report

DOWNTOWN

(Continued)

4th Street and Long Beach Boulevard Residential Development

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Standard Pacific Homes
Developer Contact: Adam Call – (562) 493-7264
Location: Southeast corner of 4th Street and Long Beach Blvd., north of the Post Office.
Description: Mixed-use project with 82 units and 7,000 sq. ft. of first floor retail space.
Estimate Start Date: 2006
Estimate Cost: Unknown
Financing Source: Private
Estimate Completion Date: Late 2007

Current Status: Construction is underway.

Press-Telegram Buildings

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: October Five Development, LLC
Developer Contact: Jim Brophy – (562) 435-1255, Ext. 40
Location: 600 Pine Avenue
Description: Residential development
Estimate Start Date: Fall 2006
Estimate Cost: \$140 million
Financing Source: Private
Estimate Completion Date: Spring 2009

Current Status: The original 1923 Press Telegram building designed by W. Horace Austin will be renovated and adapted to residential uses above an active first floor use. Additionally, the developer has proposed two towers and is working with CSULB Foundation to provide up to 60 units for tenure-track faculty. The developer's proposal is aimed at the middle-income residential market. The developer's architect has submitted conceptual site plans and has begun the EIR process.

DOWNTOWN (Continued)

Long Beach Transit / Visitor Information Center

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Long Beach Transportation Company
Developer Contact: Dave McCauley – (562) 599-8566
Location: Southeast corner of Pine Avenue and First Street.
Description: A 1,900 sq. ft. transit customer service center and visitor information center.
Estimate Start Date: Fall 2006
Estimate Cost: Approximately \$2 Million (Total Project)
Financing Source: Grants procured by the Long Beach Transportation Company and Redevelopment Agency.
Estimate Completion Date: Summer 2007

Current Status: The developer's architect is preparing construction drawings for a transit and visitor information center incorporating a full service transportation ticket center, public restrooms, and visitor information center. The Redevelopment Agency Board and City Council approved a Disposition and Development Agreement for the project in May 2005.

Promenade Residential Development – Lyon Realty Advisors

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Lyon Realty Advisors
Developer Contact: Eric Donnelly – (949) 838-1277
Location: In the north portion of the block bounded by The Promenade, 3rd Street and Long Beach Blvd.
Description: Developing 104 rental homes with 11,200 square feet of first-floor retail space on two parcels of land.
Estimate Start Date: 2006
Estimate Cost: \$28 million
Financing Source: Private
Estimate Completion Date: Early 2007 (Phase 1)

Current Status: The project received Stage III design review approval and the Disposition and Development Agreement has been approved by both parties.

DOWNTOWN

(Continued)

Promenade Residential Development – The Olson Company

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: The Olson Company
Developer Contact: Ben Besley – (562) 370-2290
Location: The site is bounded by The Promenade, 1st Street, Tribune Court, and Broadway.
Description: Construct 97 condominiums, including shopkeeper units, and 12,870 square feet of retail space.
Start Date: April 2005
Estimate Cost: Unknown
Financing Source: Private
Estimate Completion Date: Early 2007 (Phase 1)

Current Status: The Olson Company has purchased the property and construction is underway.

Promenade Residential Development – Lennar South Coast Homebuilding

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Lennar South Coast Homebuilding
Developer Contact: Gary Hildabrand – (949) 349-8294
Location: The site is bounded by The Promenade, Broadway, Waite Court, and Alta Way.
Description: Construct 62 units and 4,331 square feet of first-floor retail space.
Estimate Start Date: April 2006
Estimate Cost: Not Determined
Financing Source: Private
Estimate Completion Date: Early 2007

Current Status: Construction is underway.

DOWNTOWN

(Continued)

West Gateway Residential Development – Site No. 11

Staff Contact: Jae Von Klug, Redevelopment Bureau – (562) 570-6063
Developer: Lyon Realty Advisors
Developer Contact: Eric Donnelly – (949) 838-1277
Location: Between Broadway and 3rd Street and Magnolia and Chestnut Avenues.
Description: 265 market-rate rental apartments and 15,000 sq. ft. of commercial space on Magnolia Avenue.
Estimate Start Date: Early 2007
Estimate Cost: Unknown
Financing Source: Public/Private – to be determined
Estimate Completion Date: 2008

Current Status: Acquisition is being completed on this block. The Environmental Impact Report was certified by the Redevelopment Agency in July 2005.

NORTH LONG BEACH

Ed “Pops” Davenport Park

Staff Contact: Dora Cortez, Redevelopment Bureau – (562) 570-6848
Developer: Redevelopment Agency/City of Long Beach
Developer Contact: Sandra Gonzalez – (562) 570-5479
Location: 55th Way, just east of Paramount Boulevard
Description: Abandoned warehouse on top of former dump that will be converted into a City park.
Estimate Start Date: 2005
Estimate Cost: \$2,587,437
Financing Source: Redevelopment Agency, City, grant and loan funds.
Estimate Completion Date: Summer 2006

Current Status: Public Works has started construction and expects completion in summer 2006.

Pops Davenport Park Expansion Site Acquisition

Staff Contact: Mike Conway, Property Services Bureau – (562) 570-5282
Developer: Parks, Recreation and Marine
Developer Contact: Anna Mendiola, Parks Recreation and Marine – (562) 570-3165
Location: 5500-5550 Paramount Boulevard
Description: Existing Warehouse and industrial site will be converted to additional park space.
Estimate Start Date: Winter 2006
Estimate Cost: \$1,800,000
Financing Source: Redevelopment Agency and Community Development Block Grant.
Estimate Completion Date: Fall 2006

Current Status: Escrow has been opened. Development and funding for development will be handled by Parks, Recreation and Marine.

NORTH LONG BEACH (Continued)

North Long Beach Street Enhancement Master Plan Implementation

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer: Redevelopment Agency/City of Long Beach
Developer Contact: Dave Mitchell, Public Works – (562) 570-6384
Location: North Long Beach, generally north of Del Amo Boulevard.
Description: Street Enhancement Master Plan.
Start Date: August 2002
Estimate Cost: \$18 million
Financing Source: Redevelopment Agency
Estimate Completion Date: June 2007

Current Status: City and Redevelopment staff have been working with RBF Consulting, the program manager, to plan the implementation of the Three-Year Specific Action Plan. Design consultants have completed design work for most streetscapes and all paving projects. All alley work has been completed. New gateway medians on Atlantic Avenue and Cherry Avenue will be completed by the end of Summer 2006. Completion of all street work is expected by September 2007.

Neighborhood Enhancement Areas

Staff Contact: Kathleen McCleary, Neighborhood Services Bureau– (562) 570- 6065
Developer: Neighborhood Services Bureau
Developer Contact: Kathleen McCleary, Neighborhood Services Bureau– (562) 570- 6065
Location: North of Del Amo Boulevard.
Description: Residential property improvement program offering small rebates to property owners.
Start Date: On-going
Estimate Cost: \$750,000 annually
Financing Source: Redevelopment Agency
Estimate Completion Date: On-going

Current Status: The current active neighborhoods are the Bret Harte Neighborhood, which opened on March 1, 2005, and the Lindbergh School, which opened on October 1, 2005. Residents of active neighborhoods have a one-year period to apply for grant certificates and another six months to redeem the certificates. To date, over 1,950 certificates have been paid totaling over \$2.6 million.

NORTH LONG BEACH (Continued)

New North Long Beach Library

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer: City of Long Beach Library Services
Developer Contact: Eleanor Schmidt – (562) 570-6016
Location: Near the intersection of South Street and Atlantic Avenue.
Description: Construct an approximately 20,000 sq. ft. library facility to replace the 6,800 sq. ft. North Branch Library.
Estimate Start Date: 2006
Estimate Cost: Approximately \$7 million, excluding site acquisition costs.
Financing Source: Redevelopment Agency
Estimate Completion Date: 2008

Current Status: A request for proposal has been issued seeking development proposals for the two blocks on both sides of Atlantic north of South Street. Proposals are due on September 8, 2006 and must include a library component.

North Village Center Revitalization Program

Staff Contact: Aldo E. Schindler, Redevelopment Bureau – 570-7742
Developer: N/A
Developer Contact: N/A
Location: Atlantic Avenue between 56th and 59th Streets.
Description: Revitalization of four square block, neighborhood-serving commercial corridor incorporating new facades, streetscape enhancements, and new public parking lots. Two northern blocks will undergo complete redevelopment.
Estimate Start Date: Southern Block - Fall 2005; Northern Block - Fall 2007.
Estimate Cost: \$20,000,000
Financing Source: Redevelopment Agency
Estimate Completion Date: Fall 2008

Current Status: The façade project construction drawings for the entire southern block have been submitted to the City's Planning and Building Department for approval. The construction bidding process for the façade project is planned for the summer of 2006. New public parking will be added to this four-square-block, neighborhood-serving retail corridor. Three new public parking locations are planned. The project is scheduled for construction bid in summer 2006. Construction is expected to commence shortly thereafter. Streetscape enhancements are also planned for the area. This will include replanting of the existing median, addition of decorative street pavers on the corners of Atlantic Avenue and 56th Street, South and 59th Streets, and the addition of attractive streetlights and sidewalk benches making pedestrian activity more inviting. The project is scheduled for completion by the winter of 2006. Redevelopment Agency staff also continues to acquire properties through voluntary sale to facilitate the assembly of property for future development.

NORTH LONG BEACH (Continued)

North Village Center Commercial Façade Improvement Project

Staff Contact: Aldo E. Schindler, Redevelopment Bureau – 570-7742
Developer: N/A
Developer Contact: N/A
Location: Atlantic Avenue between 56th and South Streets.
Description: Façade improvements to 19 commercial properties, in two square block area, on the east and west side of the street.
Estimate Start Date: Fall 2005
Estimate Cost: \$1,500,000
Financing Source: Redevelopment Agency
Estimate Completion Date: Fall 2006

Current Status: It is anticipated that construction bids for the façade project will be released in late June 2006 and due back to staff in late July 2006, with an estimated construction start period in late August 2006.

Historic Core Revitalization Program

Staff Contact: Lee Mayfield, Redevelopment Bureau – 570-6172
Developer: N/A
Developer Contact: N/A
Location: Long Beach Boulevard between 53rd and 55th Streets.
Description: Revitalization of four square block, neighborhood-serving commercial corridor incorporating new facades, sidewalk enhancements, site assembly and new public parking lots.
Estimate Start Date: Spring 2006
Estimate Cost: \$7,500,000
Financing Source: Redevelopment Agency
Estimate Completion Date: 2008

Current Status: Redevelopment Agency staff will work with property owners, the North Long Beach Project Area Committee and relevant City departments to coordinate planning of improvements. A new Development Project Manager scheduled to start in July 2006 will be assigned to this project.

NORTH LONG BEACH (Continued)

Additional Public Parking for North Village Center

Staff Contact: Aldo E. Schindler, Redevelopment Bureau – 570-7742
Developer: N/A
Developer Contact: N/A
Location: Atlantic Avenue between 56th and 59th Streets.
Description: New public parking will be added to the four square block, neighborhood-serving retail corridor. Five new public parking locations are planned, with the first two to be located at 5564 and 5648 Atlantic Avenue.
Estimate Start Date: Fall 2005
Estimate Cost: \$2,000,000
Financing Source: Redevelopment Agency
Estimate Completion Date: Winter 2006

Current Status: The project is scheduled for construction bid in summer 2006. Construction is expected to commence shortly thereafter.

Camelot Center Commercial Façade Improvement Project

Staff Contact: Aldo E. Schindler, Redevelopment Bureau – 570-7742
Developer: Van Owen Realty Corporation
Developer Contact: Warren Faubel – (310) 540-6732
Location: 4901-35 Long Beach Boulevard
Description: Façade improvements to commercial strip mall.
Estimate Start Date: Summer 2006
Estimate Cost: \$200,000
Financing Source: Redevelopment Agency
Estimate Completion Date: Fall 2006

Current Status: Redevelopment staff is negotiating façade design and parking lot infrastructure issues with the property owner. Façade design will be initiated upon conclusion of negotiations regarding parking lot infrastructure.

NORTH LONG BEACH (Continued)

Northeast Corner of Atlantic Avenue and Artesia Boulevard

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer: Unknown
Developer Contact: Unknown
Location: Northeast corner of Atlantic Avenue and Artesia Boulevard.
Description: Commercial Center Development
Start Date: Spring 2005
Estimate Cost: \$4,880,000 (site assembly only)
Financing Source: Redevelopment Agency
Estimate Completion Date: 2009

Current Status: No proposals were received in response to Owner Participation letters. Site acquisition is underway. Appraisals were received and offer letters sent to all current property owners. Resolutions of Necessity to authorize eminent domain were approved by the Redevelopment Agency Board on January 23, 2006. Special Counsel has begun the one year eminent domain process.

Waite Motel Block

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer: Unknown
Developer Contact: Unknown
Location: Long Beach Boulevard between Home and Sunset Streets (East Side).
Description: Market-rate condominiums or mixed-use development.
Start Date: Spring 2005
Estimate Cost: \$5,755,800 (site assembly only)
Financing Source: Redevelopment Agency
Estimate Completion Date: 2009

Current Status: No proposals were received in response to Owner Participation letters. Site acquisition is underway. Appraisals were received and offer letters sent to all current property owners. The Agency is in escrow for one of four parcels. Resolutions of Necessity to authorize eminent domain were approved by the Redevelopment Agency Board on January 23, 2006. Special Counsel has begun the one year eminent domain process.

NORTH LONG BEACH (Continued)

Long Beach Boulevard Motel Site

Staff Contact: Lee Mayfield, Redevelopment Bureau – (562) 570-6172
Developer: Unknown
Developer Contact: Unknown
Location: Long Beach Boulevard between Union Pacific Railroad and 49th Street (East Side).
Description: Market-rate condominiums or mixed-use development.
Start Date: Spring 2005
Estimate Cost: \$7,314,000 (site assembly only)
Financing Source: Redevelopment Agency
Est. Completion Date: 2009

Current Status: No proposals were received in response to Owner Participation letters. Site acquisition is underway. Appraisals were received and offer letters sent to all current property owners. Resolutions of Necessity to authorize eminent domain were approved by the Redevelopment Agency Board on February 13, 2006.

Admiral Kidd Teen Center

Staff Contact: Anna Mendiola, Parks, Recreation and Marine – (562) 570-3165
Developer: Parks, Recreation and Marine
Developer Contact: Anna Mendiola, Parks, Rec. & Marine, 570-3165
Location: 2125 Santa Fe Avenue
Description: Construction of a new Teen Center.
Estimate Start Date: Winter 2006
Estimate Cost: \$1,300,000
Financing Source: Redevelopment Agency
Estimate Completion Date: Summer 2006

Current Status: The project is under construction.

NORTH LONG BEACH (Continued)

Admiral Kidd Park Expansion

Staff Contact: Anna Mendiola, Parks, Recreation and Marine – (562) 570-3165
Developer: Parks, Recreation and Marine
Developer Contact: Anna Mendiola, Parks, Recreation and Marine – (562) 570-3165
Location: Northeast corner of Santa Fe Avenue and Willard Street.
Description: Acquisition and development of industrial property for future park expansion.
Estimate Start Date: Winter 2006
Estimate Cost: \$6,700,000
Financing Source: Redevelopment Agency
Estimate Completion Date: Summer 2007

Current Status: The site has been acquired and cleared. Parks, Recreation and Marine staff are working on the design of the new park space.

Santa Fe Medians

Staff Contact: Anna Mendiola, Parks, Recreation and Marine – (562) 570-3165
Developer: Parks, Recreation and Marine
Developer Contact: Anna Mendiola, Parks, Rec. & Marine, 570-3165
Location: Santa Fe Avenue, Pacific Coast Highway, to Wardlow Street.
Description: Complete refurbishment and replanting of existing medians.
Estimate Start Date: Winter 2006
Estimate Cost: \$1,800,000
Financing Source: Redevelopment Agency and Community Development Block Grant
Estimate Completion Date: Fall 2006

Current Status: Concrete work is complete. Irrigation and landscaping plans are nearing completion. Award of Bid is targeted for September 2006.

WEST LONG BEACH INDUSTRIAL

Everbright/Mainland Pacific (1515 Judson Avenue)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Mr. Liu and Ms. Cheung
Developer Contact: Shan Lee – (562) 692-7244
Location: 1515 Judson Avenue (Site A1)
Description: Purchase Agency-owned property to develop a container repair yard (owner-occupied).
Start Date: September 2003
Estimate Cost: \$525,000
Financing Source: Developer Funds
Estimate Completion Date: 2007

Current Status: Escrow for the sale of the property closed on September 11, 2003. The project was delayed as a result of a change in management at the company's headquarters in China. Revised project plans have been submitted to the Department of Planning and Building for approval. The developer proposed to begin construction by Fall 2006.

General Engine Power, Inc. (2025 West 17th Street)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: General Engine Power Inc.
Developer Contact: Glenn Dobbs – (562) 436-9084
Location: 2025 West 17th Street
Description: Acquisition of 3,128-square-foot site for the development of an off-street parking lot for adjacent businesses.
Estimate Start Date: Fall 2006
Estimate Cost: \$46,138
Financing Source: Private
Estimate Completion Date: Winter 2006

Current Status: On February 16, 2006, the Agency issue and Request for Proposals to solicit the sale of Agency-owned property at 2025 West 17th Street. General Engine Power Inc, the sole proposal received for the site, was recommended for approval by the WPAC on May 10, 2006. The project will tentatively go to the Agency Board for consideration on August 14, 2006.

WEST LONG BEACH INDUSTRIAL (Continued)

Hugh Roberts Construction (2115 W. 16th Street)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Hugh Roberts Construction, Inc.
Developer Contact: Hugh Roberts and Kathy Roberts – (562) 590-4825
Location: 2115 W. 16th Street (Site L)
Description: Acquisition of 3,125 sq. ft. site for the expansion of an existing business and storage for construction equipment, with landscaping and parking.
Start Date: September 2004
Estimate Cost: \$45,313
Financing Source: Private
Estimate Completion Date: June 2006

Current Status: The Disposition and Development Agreement was approved by the Redevelopment Agency Board on September 13, 2004, and by the City Council on September 14, 2004. Construction is anticipated to be completed by June 2006.

J.C.D.S. Properties – Sudduth Tire (2001 West Anaheim Street)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: J.C.D.S. Properties
Developer Contact: Jeanne R. Sudduth – (562) 426-5544
Location: Northwest corner of Anaheim Street and Hayes Avenue (Site Q2)
Description: Acquisition of 67,688 sq. ft. site for the construction of a two-story office area, shop area, and 2-story storage facility with landscaping and on-site parking.
Estimate Start Date: Fall 2005
Estimate Cost: \$909,664 for land
Financing Source: Private
Estimate Completion Date: 2006

Current Status: The project is now under construction.

WEST LONG BEACH INDUSTRIAL (Continued)

Long Beach Iron Works (2000-2030 West 14th Street)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Long Beach Iron Works
Developer Contact: Christopher Stahl – (562) 432-5451
Location: Northern half of Site Q (south side of 14th Street, east of Hayes)
Description: Developer proposes to build office, shop and service yard for iron works.
Start Date: Summer 2003
Estimate Cost: \$825,000
Financing Source: Private

Estimate Completion Date: 2006

Current Status: The Disposition and Development Agreement has been approved and escrow closed. Construction is 90% complete.

Pacific Pallet Company (2210 W. Gaylord)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Steve Amato and Sam Amato
Developer Contact: Steve Amato and Sam Amato – (562) 432-4315
Location: 2210 W. Gaylord Street (Site A2)
Description: Purchase Agency-owned property to construct an 11,300 sq. ft. office and warehouse for a pallet manufacture and repair facility (owner-occupied).
Start Date: Winter 2002
Estimate Cost: \$500,000
Financing Source: Agency (\$162,000 in relocation assistance), Private (\$338,000), and Grow America Revolving Loan (175,000).
Estimate Completion Date: Spring 2005

Current Status: Construction is completed and the developer has completed the relocation of his business to its new location. Southern California Edison (SCE) has initiated the plans and fabrication for the removal of a SCE guy pole from the project site. SCE proposes to remove the pole in August 2006.

WEST LONG BEACH INDUSTRIAL (Continued)

Parker Diving Service (1651-1657 Seabright Avenue and 1921 W. 16th Street)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Parker Diving Service, Inc.
Developer Contact: Matt Peterson – (310) 833-4554
Location: 1651-1657 Seabright Avenue (Site M)
Description: Purchase Agency-owned property and construct a 4,600 sq. ft. office/warehouse on a 7,705 sq. ft. lot.
Start Date: March 2005
Estimate Cost: \$96,313 for land
Financing Source: Private
Estimate Completion Date: June 2006

Current Status: Construction is 85% complete.

Smith-Co Construction (14th Street and Hayes Avenue)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Smith-Co Construction, Inc.
Developer Contact: John S. Smith – (562) 434-2404
Location: Northwest corner of 14th Street and Hayes Avenue (Site F)
Description: Purchase Agency-owned property to construct a two-story, 6,100 sq. ft. office and warehouse facility to be used and occupied by the construction company/owner.
Start Date: June 2003
Estimate Cost: \$500,000
Financing Source: Private
Estimate Completion Date: Summer 2006

Current Status: The Agency Board approved the Disposition and Development Agreement for the project on August 22, 2005; the City Council provided its approval on August 23, 2005. Escrow is proposed to close in August 2006. The developer is currently revising their site plan, pursuant to requirements made by the Planning and Building Department. Construction will begin construction in October 2006.

WEST LONG BEACH INDUSTRIAL (Continued)

2006 Request for Proposals (RFP)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: N/A
Developer Contact: N/A
Location: Site H: 1709 Santa Fe Avenue – 37,400 Sq. Ft.
. Site T: 2025 West 17th Street - 3,128 Sq. Ft.
Description: Sale of Agency-owned properties.
Start Date: February 16, 2006
Estimate Cost: N/A
Financing Source: N/A
Estimate Completion Date: Ongoing

Current Status: The Agency issued a Request for Proposals (RFP) for the development of two separate properties: 2025 West 17th Street, a property purchased from a private owner through a voluntary sale, and 1709 Santa Fe Avenue. The RFP was released on February 15, 2006, and the development proposals were due on March 31, 2006.

Westside Storm Drain Improvement Project

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: DMJM Harris / AECOM
Developer Contact: Patrick L. Somerville – (714) 567-2501
Location: West Long Beach Industrial Redevelopment Project Area
Description: Completion of storm drain improvements recommended by City Public Works Department.
Estimate Start Date: September 2005
Estimate Cost: \$6 million
Financing Source: Westside Project Income Funds
Estimate Completion Date: Fall 2006

Current Status: On August 8, 2005, the Agency Board approved an Agreement with DMJM Harris to research, design and produce construction drawings for the Westside Storm Drain Improvement Project. The consultant presented the Scope of Work to the Westside Project Area Committee on September 14, 2005. A project “kick-off” meeting was held on December 19, 2005. DMJM Harris has initiated coordination with the Public Works Department to begin data collection and will schedule meetings with the WPAC and Magnolia Industrial Group for community input. The Draft Hydrology and Hydraulics Report was completed in April 2006. The Public Works Department, the Port of Long Beach and Agency staff, is currently reviewing the Hydraulics and Hydrology Report. Project alternatives are under consideration prior to determining a specific design configuration and revised construction costs.

WEST LONG BEACH INDUSTRIAL (Continued)

Snug Top Water Tower (1711 Harbor Avenue)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: J.B.D. Partnership and Snugtop Custom Fiberglass Manufacturing Company
Developer Contact: Dan Pocapalia – (562) 595-7480
Location: 1711 Harbor Avenue
Description: Renovation and painting the West PAC and Snugtop logos on the existing 215 ft. water tower.
Start Date: Spring 2005
Estimate Cost: \$200,000
Financing Source: Redevelopment Agency
Estimate Completion Date: Spring 2006

Current Status: KMI Industrial will coordinate with Meyer Houghton & Partners and Maxim Crane to conduct a physical inspection of the water tower. The inspection will occur in July 2006. The final assessment will indicate the tower's current condition and weight-bearing capacity, and specify repairs, paint and preparation materials needed to complete the project.

Marinus Scientific (1662-1666 Seabright Avenue)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Marinus Scientific
Developer Contact: Darryl Delaske – (714) 222-5809
Location: 1662-1666 Seabright Avenue
Description: Acquisition of 9,755-square-foot site for the development of a one-story biomedical research facility.
Estimate Start Date: Fall 2005
Estimate Cost: \$143,886
Financing Source: Private
Estimate Completion Date: Winter 2006

Current Status: On July 11, 2005, the Agency Board entered into an Exclusive Negotiation Agreement with Marinus Scientific for the development of a bio-technical marine research facility at this location. The Redevelopment Agency Board and the City Council approved the Disposition and Development Agreement in March 2006. The developer is currently refining the site plan and preparing financing to initiate escrow. Escrow is proposed to close in August 2006.

WEST LONG BEACH INDUSTRIAL (Continued)

PAC Design (1881 and 1891 W. 16th Street)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: PAC Design
Developer Contact: Paul Collins – (562) 437-6311
Location: 1881 and 1891 W. 16th Street
Description: Acquisition of 3,862-square-foot site for the development of a two-story office and warehouse for the expansion of an existing architectural business.
Estimate Start Date: Fall 2005
Estimate Cost: \$56,817
Financing Source: Private
Estimate Completion Date: Winter 2006

Current Status: On July 11, 2005, the Agency Board entered into an Exclusive Negotiation Agreement with PAC Design for the development of a privately owned architectural firm at this location. The Redevelopment Agency Board and the City Council approved the Disposition and Development Agreement in March 2006. The developer is currently refining site plans and securing financing to initiate escrow. Escrow is proposed to close in August 2006.

Redbarn Pet Products (2110 West Cowles Street)

Staff Contact: Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer: Redbarn Pet Products and CAL CAN, LLC
Developer Contact: Jeff Baikie / Howard Bloxam – (562) 495-7315
Location: 2110 West Cowles Street
Description: Manufacturing and distribution of pet food products.
Estimate Start Date: Summer 2006
Estimate Cost: \$3 million
Financing Source: Private / Grow America Fund
Estimate Completion Date: Winter 2006

Current Status: On August 8, 2005, the Agency entered into an Exclusive Negotiation Agreement with Redbarn Pet Products. Due to the length of the time the property has remained vacant, the Agency requested a more current Phase 1 Environmental and Title Reports for the property. Recent changes in the ownership of underground lease right have required that a Phase II Environmental Report be conducted to identify existing oil rights and easements on the site. The developer will continue to modify their proposed site plan to determine an appropriate food print that respects the access requirements of all leaseholders. Staff and the developer are reviewing a Draft Disposition and Development Agreement.

WEST LONG BEACH INDUSTRIAL (Continued)

Dream Space Productions

Staff Contact:	Michael Betts, Redevelopment Bureau – (562) 570-5202
Developer:	Dream Space Productions
Developer Contact:	Juan Escano -- (310) 809-3753
Location:	1709 Santa Fe Avenue (Site H)
Description:	Three-story, 133,800-square-foot movie studio with subterranean parking.
Estimate Start Date:	Unknown
Estimate Cost:	\$23 million
Financing Source:	Unknown
Estimate Completion Date:	Unknown

Current Status: On January 23, 2006, the Redevelopment Agency Board approved an Exclusive Negotiation Agreement with Dream Space Productions. The developer is currently preparing a response to comments from the Technical Advisory Committee and identifying project financing. Staff has drafted deal points for the Disposition and Development Agreement in order to begin negotiations. The developer is striving to resolve partnership and funding challenges.

MISCELLANEOUS/CITYWIDE/NON-AGENCY

Long Beach Temple Lofts

Staff Contact: Barbi Clark, Redevelopment Bureau – (562) 570-6710
Developer: Trimark Pacific Homes
Developer Contact: Jim O'Brien – (818) 706-9797
Sales Information – (562) 432-1689
Location: 835 Locust Avenue
Description: Redevelopment of a six-story, 120,000 sq. ft. building into 82 loft units; demolish three houses for parking.
Start Date: Under Construction
Estimate Cost: \$10-15 million
Financing Source: Private
Estimate Completion Date: Fall 2006

Current Status: Construction is nearing completion. A Certificate of Occupancy was granted for the Masonic Temple building and garages in early June 2006 and initial residents have moved in. The developer anticipates completion of the south tower in September and the north tower in October 2006. Contracts have been signed for approximately 60% of the 82 units.

Cal State Long Beach Research and Training Center (Smart Park)

Staff Contact: Seyed Jalali, Economic Development Bureau – (562) 570-3822
Developer: Cal State Long Beach Foundation
Developer Contact: Mo Tidemanis - (562) 985-8489
Location: 2100 & 2200 W. Pacific Coast Highway
Description: 32-acre smart tech light industrial park with 400,000 sq. ft. of space for research and development facilities, offices, light manufacturing and warehousing.
Start Date: October 10, 2002
Estimate Cost: Unknown
Financing Source: Private
Estimate Completion Date: 2006

Current Status: Phase I has been completed. The site is being marketed by Economic Development staff and Cushman & Wakefield. CoStar is also assisting with marketing to regional venture capital firms in an effort to attract technology companies. All three buildings constructed in Phase I have been leased. Building three, totaling just over 42,700 sq. ft., has been leased by Corinthian Colleges. They recently signed a new lease for an additional 45,000 sq. ft. for their Wyotech facility. Another building, totaling 25,390 sq. ft., has been leased by Wartsila North America. Ozburn Hessey, a third party logistics company, has leased an additional 110,000 sq. ft. After construction of Phase II, the project will include six buildings, divisible into 8 to 14 tenant spaces, totaling over 335,000 sq. ft. of flex tech buildings. A new addition to Phase II is a 34,000 sq. ft. convenience retail center to provide needed amenities for the tenants. A lease was signed with Rhino Logistics for the final 34,000 sq. ft. building in Phase II. The entitlement process for Phase III has begun.